

# Infill Housing Discussion

November 4, 2013



# Where We Have Been

- Asked by Planning Commission for assistance with infill developments
- Met with Neighborhood Presidents
- Met with a number of homebuilders
- Workshop with Planning Commission, homebuilders and realtors
- Distributed DRAFT of concept regulations for additional input and feedback

# Goal

- Seek a balance that maintains the character and integrity of the neighborhoods while allowing growth and promoting good infill development

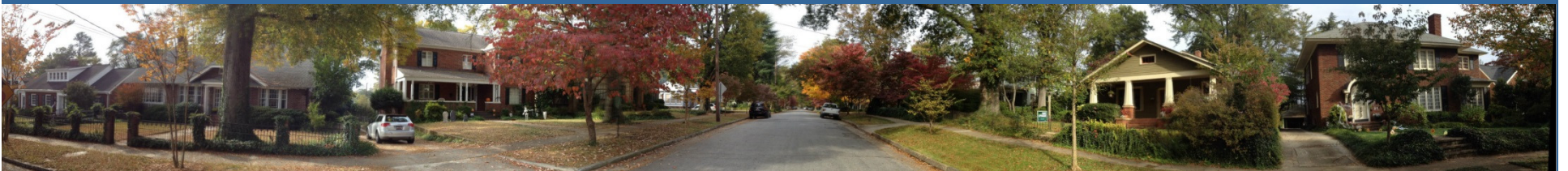


# Infill is a national discussion

- Just a few of the many places with guidelines
  - Raleigh, NC
  - Portland, OR
  - Knoxville, TN
  - Miami, FL
  - Eugene, OR
  - Oswego, NY
  - Austin, TX
  - Overland Park, KS

# Intent

- Provide standards and guidelines to address building form and intensity
- Allow flexibility
- Recognize there are multiple layers of interests
  - Homebuilders, realtors, architects, engineers, property owners, potential buyers, existing neighborhoods, neighbors



# Intent

- Achieve goals and objectives of the Comprehensive Plan and City's Housing Strategy
- Would apply only in single family districts: R-6 and R-9
- Applies in overlay or special emphasis neighborhoods when properties are zoned R-6 and R-9 and have less restrictive rules



**APPLICABILITY of PROPOSED STANDARDS**

Special Emphasis Neighborhoods that include single family zoning  
 Overlay Districts with adopted Design Standards  
 R-6, Single Family Residential District  
 R-9, Single Family Residential District

Brutontown  
 Col. Elias Earle  
 East Park  
 Overbrook  
 Hampton Pickney  
 Southernside  
 Nicholtown  
 Pleasant Valley

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# Common issues

- Lot size
  - Smaller than other lots in block
- Lot width
  - Narrower than other lots
- Height
  - Built close to the 40 feet limit allowed
- Volume of building
- Setbacks
- Garage or parking locations



# Issues that could be addressed

- Lot width and size averaging
- Number of stories regulated
- Transitional heights in side yards
- Additional privacy in backyards
  - Fences, landscaping
- Garage locations match to neighborhood
- Street trees to match neighborhood
- Limits on building volumes

# Issues that could be addressed

- Lot width and size averaging
  - Minimum lot width should be 85% of the average width of existing lots with the widest and the narrowest not included
    - *Suggestions: For single lot developments if two or more existing lots on the block are within 10% of the proposed lot, a smaller lot allowed by administrator*
    - *If multiple lot subdivision, some formula to balance the total lot width and sizes so that you could have a mixture of lot sizes*

# Issues that could be addressed

- Build to Line and Setbacks
  - Maintain the appearance of a common setback on a block
  - Match the average on a block to build to and setback
    - Suggestion: allow administrative waiver to retain large trees or natural features



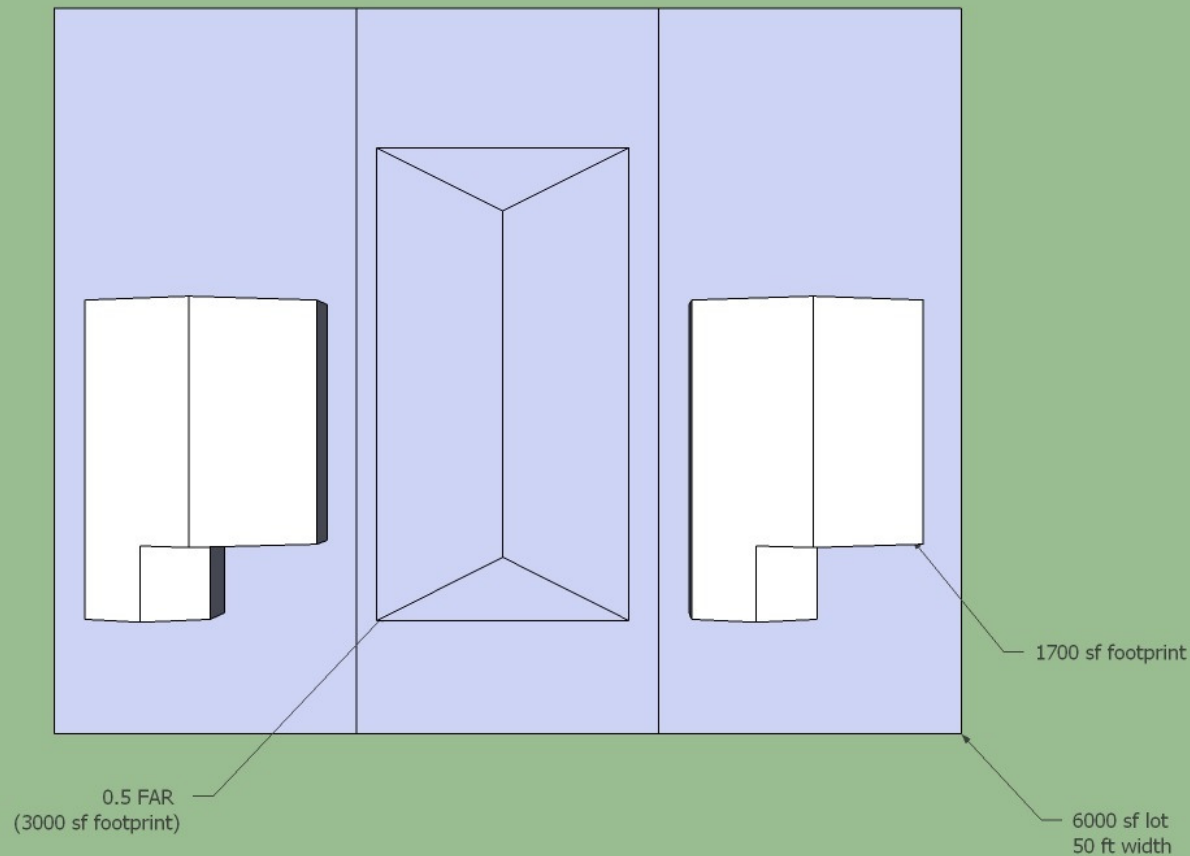
# Common Issues



# Issues that could be addressed

- Dwelling height and width
  - Implementation of use of a Floor to Area ratio (FAR) measured at .5
  - i.e. 6,000 SF lot, you can build 3,000 under roof
    - Does not include basements, front porches or decks that can't be enclosed
      - Suggestion: Develop a sliding scale based on lot size
    - Does not include garages
      - Suggestion: If the garage has a second floor, needs to be in the roofline or it is counted (1.5 stories)

# Concepts

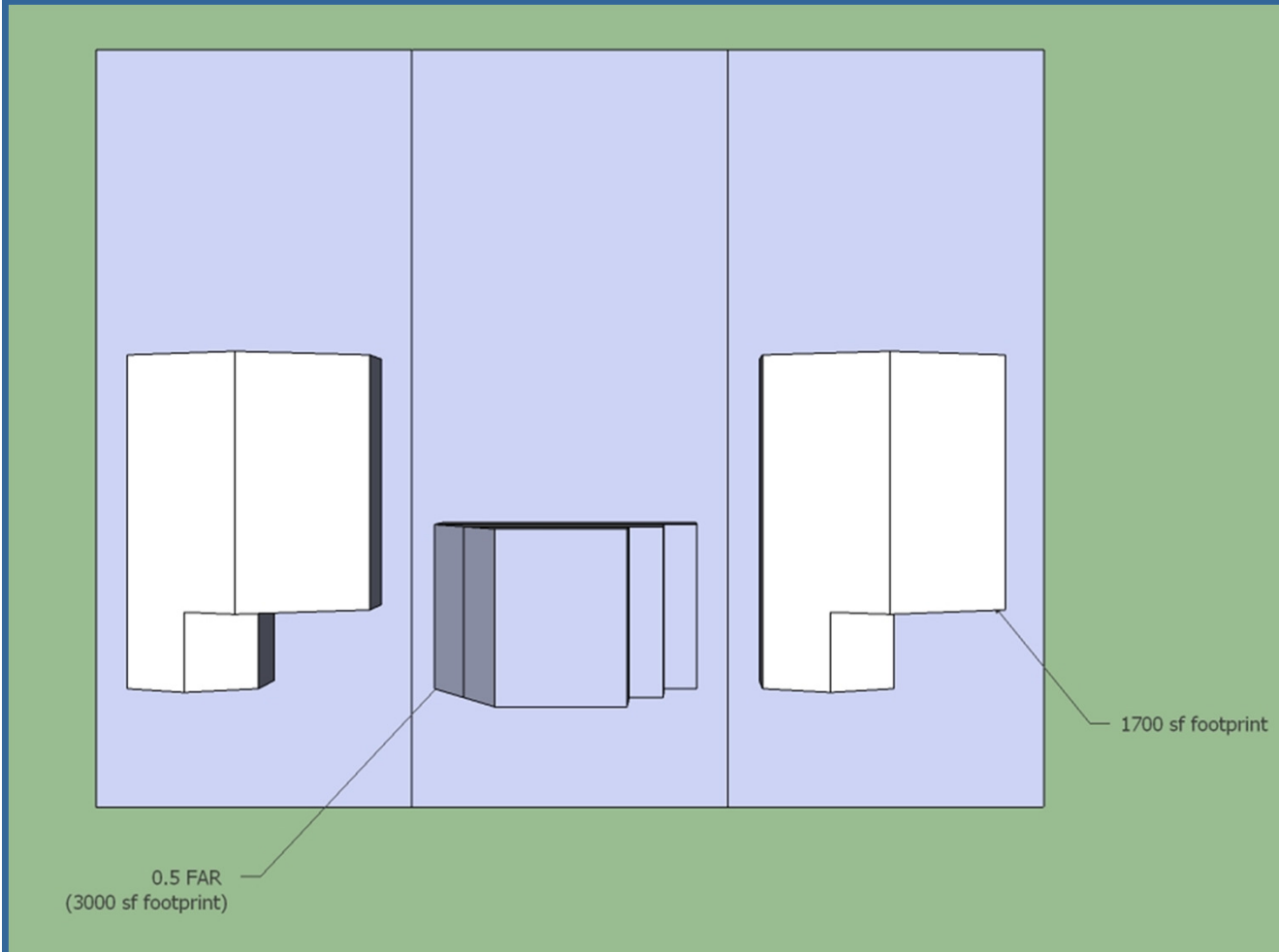


## Floor to Area Ratio (FAR)

Eliminate current lot coverage of 40% and allow structures that are .50 of the lot size



# Concepts

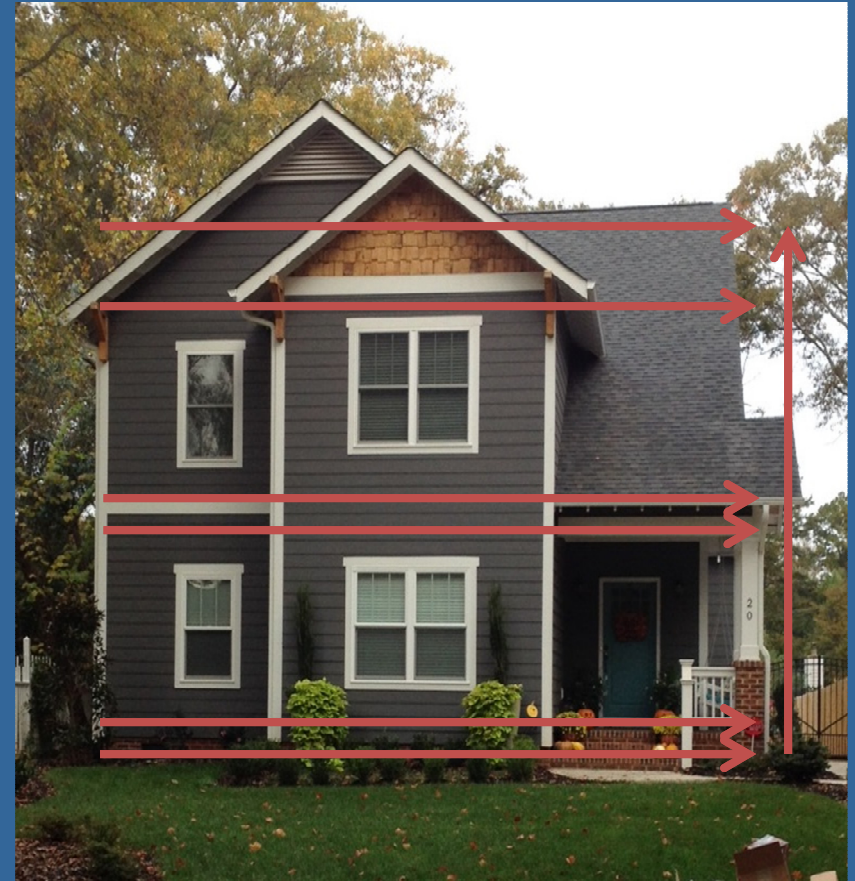


## Floor to Area Ratio (FAR)

Eliminate current lot coverage of 40% and allow structures that are .50 of the lot size

# Issues that could be addressed

- Height
  - Reduce current height from 40 to 30 feet
    - 3 foot foundation
    - 1 foot floor system
    - 10 foot first floor
    - 2 foot floor system
    - 10 foot floor
      - Measure to middle of gable
      - Average peak height would be 36-40 feet



Suggestion: Need to look at architectural style and block. Some styles require a steeper roof (i.e. Tudor)

# Issues that could be addressed

- Height Transition Area
  - How do we deal with tall home next to smaller homes?
    - Required setbacks from side yards
    - Build second story in the roof line with dormers
      - Suggestion: Needs more calculations and should be neighborhood specific?





# Issues that could be addressed

- Driveways Garages and Carports
  - Attached garages shall not be in front yard unless 60% of the homes in the block match
  - Garage integrated into the house design, set back 10 feet from house unless there is an 8 foot front porch, then setback would be 2 feet



# Issues that could be addressed

- Driveways Garages and Carports
  - Construction of ribbon strip driveways encouraged

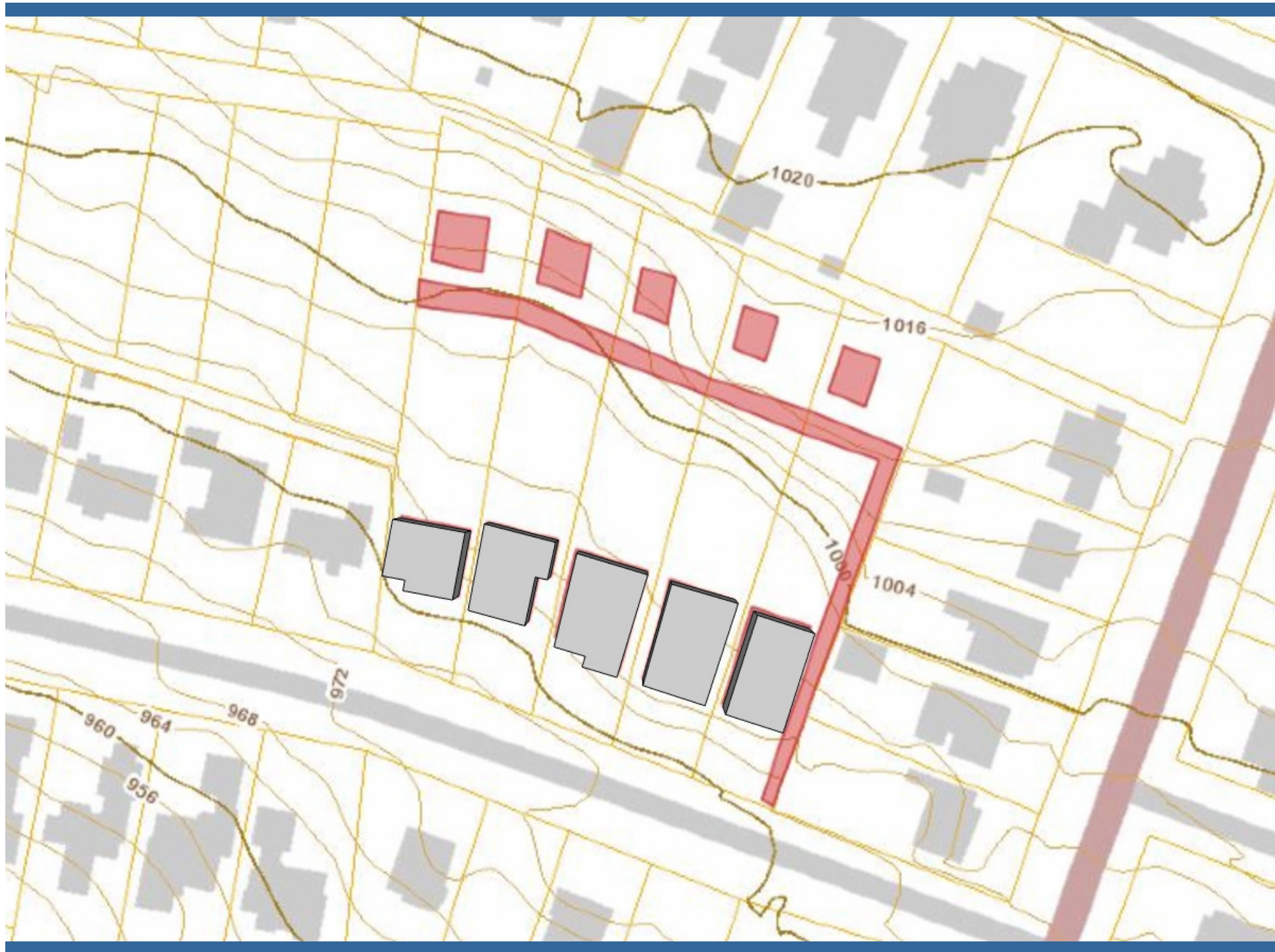


# Review of some developments

- Mountain View
  - Detention pond in front
  - Shared driveway
  - Inconsistent setbacks

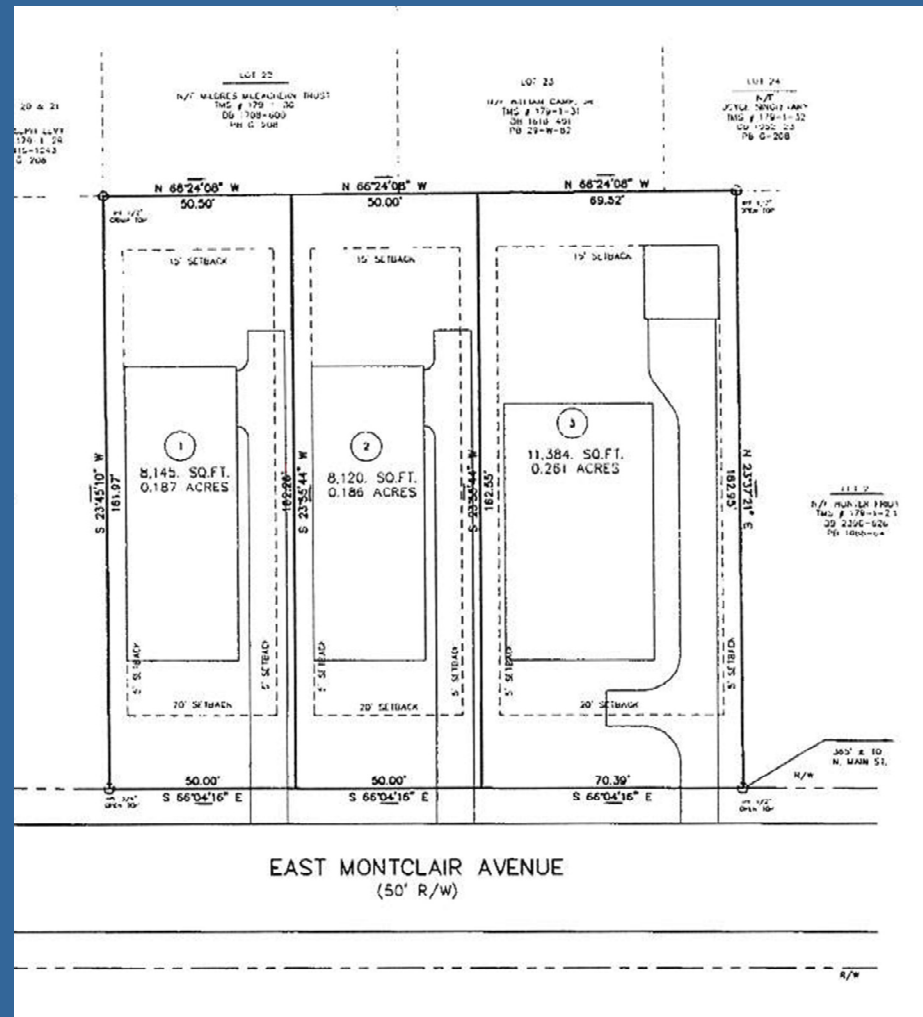




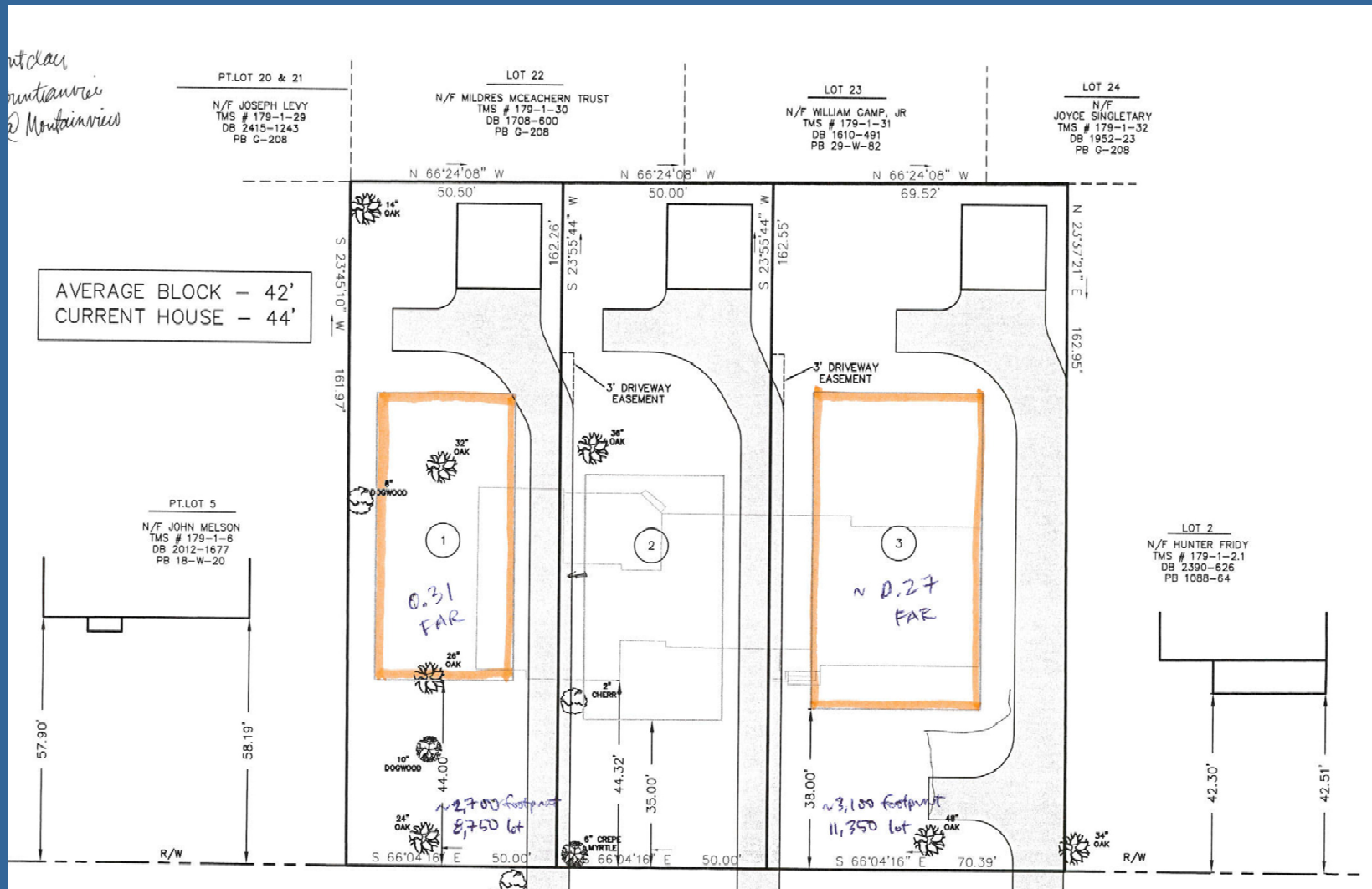


# Review of Projects

- East Montclair
  - Setbacks
  - Lot width
  - Number of stories
  - Garage locations



# New concept for project





# Issues still working on

- Storm water detention and water quality
- Building heights and transitions
- Process for variances or modifications
  - Administrative
  - Planning Commission
  - Board of Zoning Appeals



# Things that we have heard

- May increase housing costs
- Provides some level of certainty for neighborhoods and neighbors
- Builders may have to hire an architect
- Builders get 10% more lot coverage

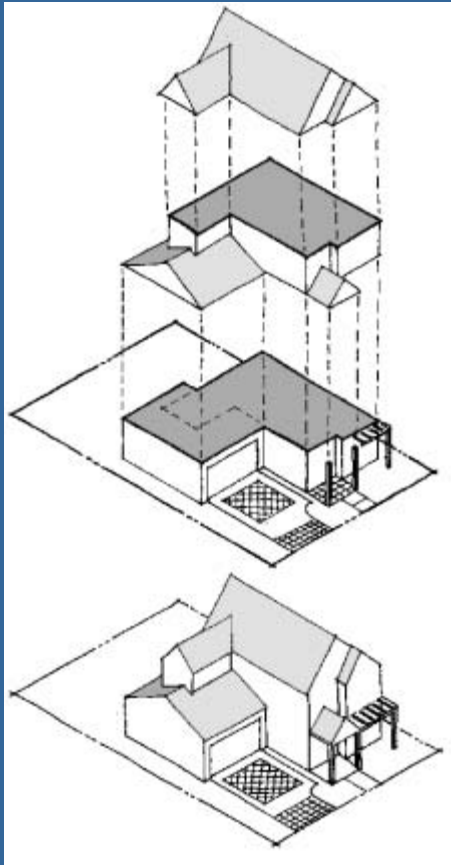
# Things that we have heard

- Large lot prices may come down because of fewer lots allowed
- Preserves Greenville characteristics
  - Walkability, scale, mixture of housing types
- Large lots may need larger setbacks
- Create a sliding scale FAR for the larger lots



# If it moves forward

- We will need good illustrations and examples built into the final guidelines
- Education and additional outreach



# Questions and Comments